

**PROPOSED SMALL-SCALE/SEMI-ANNUAL
FUTURE LAND USE MAP (FLUM) AMENDMENT**



OVERVIEW

ORDINANCE: ORD # 2014-136

APPLICATION: 2013C-035-3-6

APPLICANT: ROBERT WALPOLE

PROPERTY LOCATION: 000 San Jose Blvd

Acreage: 3.76 Acres

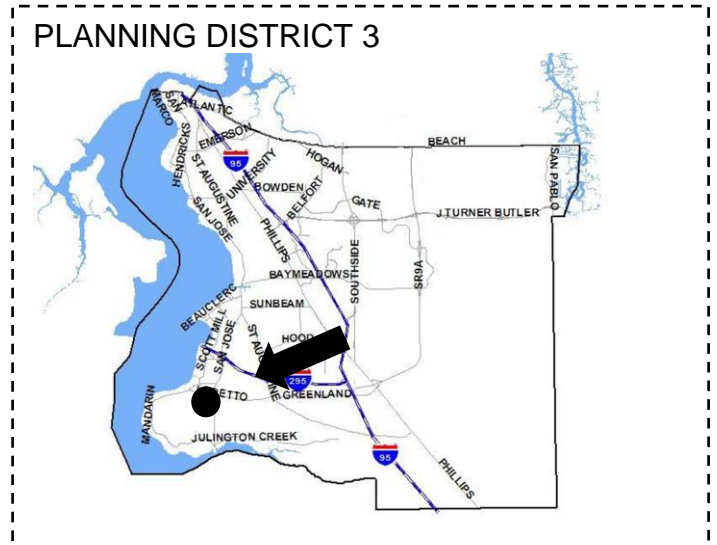
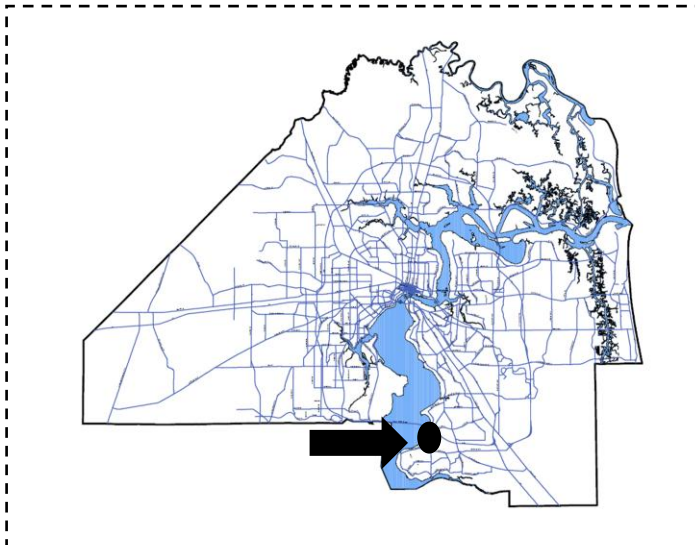
Requested Action:

	Current	Proposed
LAND USE	RPI	NC
ZONING	PUD	PUD

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or Decrease in Maximum Density	Non-Residential Net Increase or Decrease in Potential Floor Area
RPI	NC	N/A	N/A	81,893 sq. ft.	73,704 sq. ft.	N/A	Decrease of 8,189 Sq. Ft.

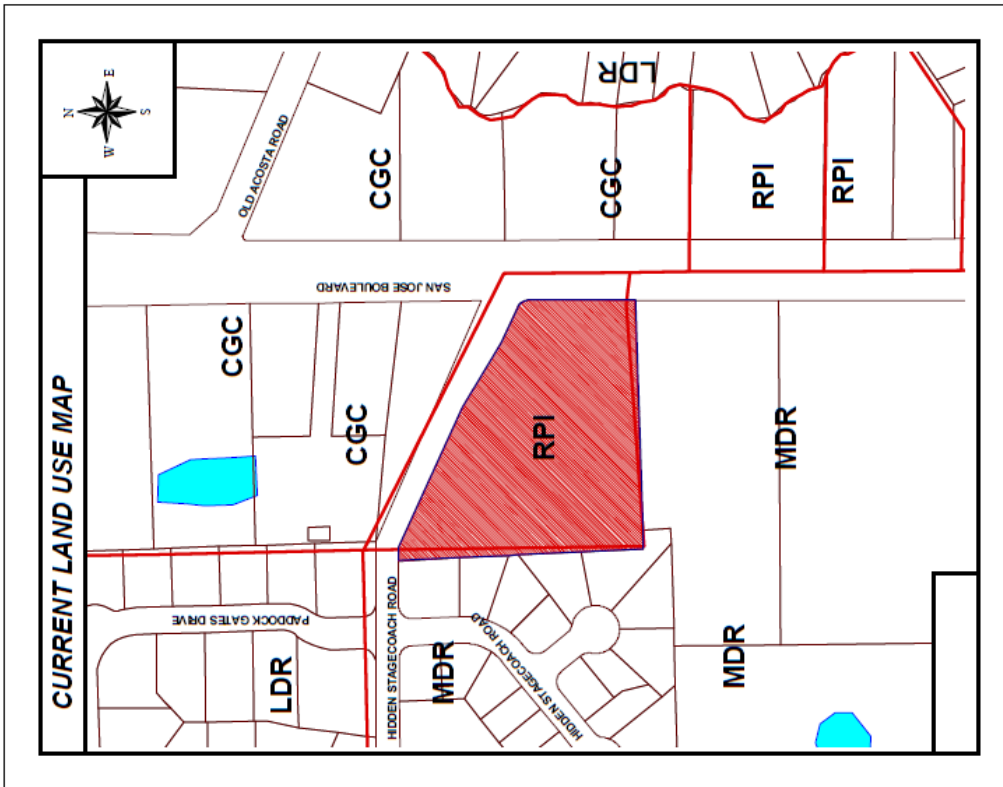
PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL

LOCATION MAPS: Arrows point to location of proposed amendment.

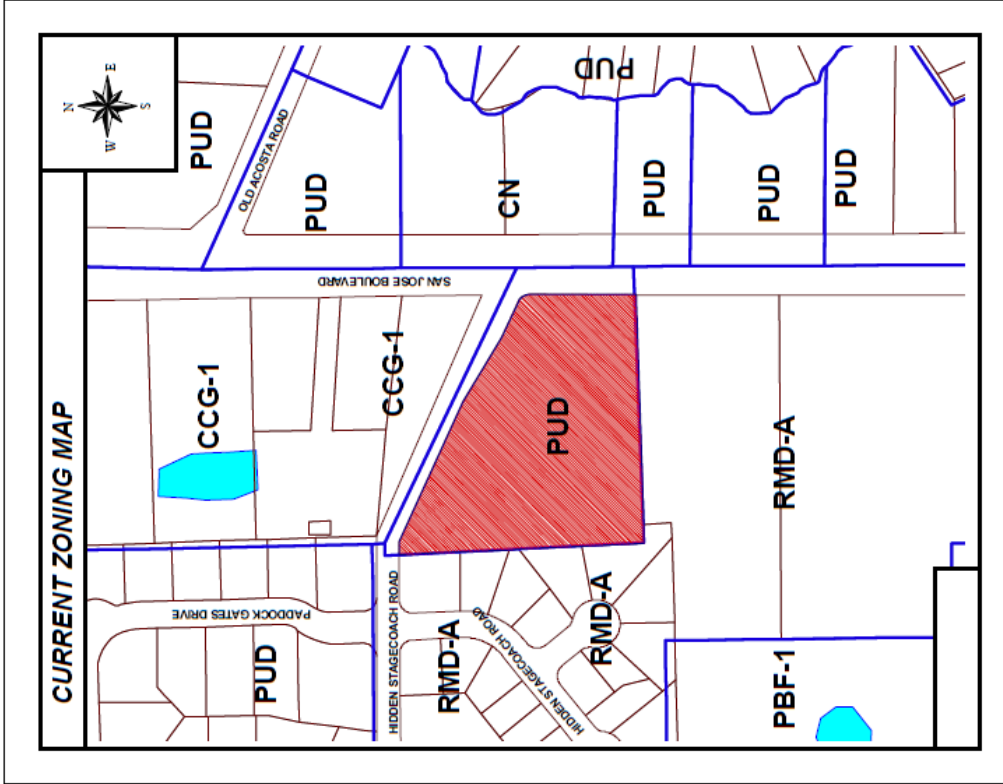


DUAL MAP PAGE

SMALL SCALE LAND USE APPLICATION 2013C-035



Existing FLUM Land Use Categories: Residential, Professional, Institutional (RPI)
Requested FLUM Land Use Category: Neighborhood Commercial (NC)



Current Zoning District(s): Planned Unit Development (PUD)
Requested Zoning District(s): Planned Unit Development (PUD)

ANALYSIS

Background:

The subject property is located on the southwest corner of the intersection of San Jose Blvd. and Hidden Stagecoach Road in the Mandarin area of Jacksonville. The property is located in Planning District 3 and Council District 6.

The applicant proposes an amendment to the Future Land Use Map series (FLUMs) from Residential Professional Institutional (RPI) to Neighborhood Commercial (NC) and a rezoning from Planned Unit Development (PUD) to Planned Unit Development (PUD), located in a Commercial Neighborhood (CN) zoning district, in order to develop the property as a child/day/after school care facility with companion child-oriented activities.

The 3.76 acre property is vacant and access to the site will be from San Jose and Hidden Stagecoach Rd. The applicant stated that a traffic study is being conducted for the operational layout of the site. The study is based on the proposed development and will be completed on March 10, 2014.

The area surrounding the subject site is commercial on the north and east across San Jose Blvd. A church is located just south with single family residences to the west. (See Dual Map page 2 and Attachment A)

According to the Capital Improvements Element of the 2030 Comprehensive Plan, the site is located within the "Urban Development Area" of the City, since the property is located in the commercial strip along San Jose Blvd.

Impacts Assessment:

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16, *Development Standards for Impact Assessment*. These standards produce development potentials as shown in this Section.

Utility Capacity

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely for the purpose of preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA's Water, Sewer and Reuse for New Development Projects document (latest edition).

Transportation

The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed amendment results in an increase of 2,883 new daily external trips. Potential traffic impacts will be addressed through the Concurrency and Mobility Management System Office.

IMPACT ASSESSMENT

DEVELOPMENT ANALYSIS		
	<u>CURRENT</u>	<u>PROPOSED</u>
Site Utilization	Vacant	School
Land Use Category	RPI	NC
Development Standards For Impact Assessment	0.5 FAR	.45 FAR
Development Potential	81,892.8	73,703.52
Population Potential	N/A	N/A
SPECIAL DESIGNATIONS AREAS		
	<u>YES</u>	<u>NO</u>
Aquatic Preserve		X
Airport Environ Zone	X 500'	
Industrial Preservation Area		X
Cultural Resources		X
Archaeological Sensitivity		X - Low
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area		X- Discharge Area
Well Head Protection Zone		X
PUBLIC FACILITIES		
Potential Roadway Impact	Increase of 2,883 daily trips	
Water Provider	JEA	
Potential Water Impact	Decrease 574.7 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	Decrease 431 gallons per day	
Potential Solid Waste Impact	Decrease of 13.1 tons per year	
Drainage Basin/ Sub-Basin	Cormorant Creek	
Recreation and Parks	Chuck Rogers Park	
Mass Transit	CT1 and SS50 on San Jose	
NATURAL FEATURES		
Elevations	20 ft.	
Soils	63 Sapelo finesand 24 Hurricane and Ridgewood soils	
Land Cover	4110 Pine Flatwoods	
Flood Zone	No	
Wet Lands	No	
Wild Life	No	

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on December 10, 2013, the required notices of public hearing signs were posted. However, a citizen e-mailed the Planning Department on February 18, 2014 and stated that only 1 sign was posted. The applicant re posted 3 signs and completed the sign affidavit and provided photos. 43 notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

Preview Workshop was held on December 16, 2013 and 2 speakers were present but only 1 spoke. The citizen was concerned about the increased traffic and the access on Hidden Stagecoach Rd.

CONSISTENCY EVALUATION

2030 Comprehensive Plan

The proposed amendment is consistent with the following Objectives and Policies of the 2030 Comprehensive Plan, Future Land Use Element:

- | | |
|----------------------|---|
| Policy 3.1.17 | The City shall, through Land Development Regulations, require higher density residential development and supporting commercial facilities to locate on major arterial or collector roads used for mass transit routes, and in proximity to major employment areas in order to ensure the efficient use of land, public facilities, and services, and transportation corridors. |
| Policy 3.2.2 | The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize. |
| Policy 3.2.4 | The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations. |
| Policy 3.2.6 | The City shall encourage neighborhood commercial uses to be located within one quarter mile of the intersections of roads classified as collector or higher on the Functional Highway Classification Map, except when such uses are an integral component of a mixed-use development, Traditional Neighborhood Development (TND), Transit Oriented Development (TOD), Rural Village or similar development. The City should prohibit the location of neighborhood commercial uses |

interior to residential neighborhoods in a manner that will encourage the use of local streets for non-residential traffic.

Objective 3.4

Where feasible, the City shall encourage all new developments to conform to a compact and connected growth pattern with land use diversity and improved interrelationships among living, working, shopping, education and recreational activities.

According to the category description within the FLUE, Residential Professional Institutional (RPI) is a category primarily intended to accommodate medium to high density residential, professional office, and institutional uses. Limited commercial retail and service establishments which serve a diverse set of neighborhoods may also be a part of mixed use development. According to the category description within the FLUE, the NC land use category primarily intended to provide commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods.

The site is located on San Jose Boulevard, a north-south arterial roadway. Although the site is not located within a quarter mile of a major intersection, the intersection of San Jose Blvd. and Loretto Road is .3 miles north and the intersection of San Jose and Orange Picker Road is .4 miles south. Development on this infill site follows a compact and connected growth pattern and is in proximity to residential, commercial and mass transit routes, thus the application is consistent with Policy 3.1.17, 3.2.2 and Objective 3.4.

Although the site is not located within one quarter mile of an intersection of a roadway classified as collector or higher, it is keeping with type of development running along this commercial corridor. The property is located close to and between, two major collector roads in the Mandarin area. The NC land use is the least intensive category that is acceptable for commercial development, since the property abuts residential.

The development will be zoned PUD which contains site design techniques to achieve compatibility with the adjacent residential neighborhood character. In addition the site design does not encourage through traffic into adjacent residential neighborhoods thus it is compatible with Policy 3.2.4.

Strategic Regional Policy Plan

The proposed amendment is consistent with the following Objective and Policy of the Strategic Regional Policy Plan under the Communities and Affordable Housing Goal:

Objective 3B: Improve quality of life and provide quality places in Northeast Florida

Policy 3: Local governments are encouraged to offer incentives or make development easier in areas appropriate for infill and redevelopment.

Pillar: Quality of Life and Quality Places, SCP:
187.201(4)(a)F.S.

The proposed land use amendment is consistent with Objective 3B and Policy 3 as it promotes infill development. This use will provide an opportunity for the expansion of business adjacent to a major road with existing businesses. Therefore, the proposed amendment is consistent with the Strategic Regional Policy Plan.

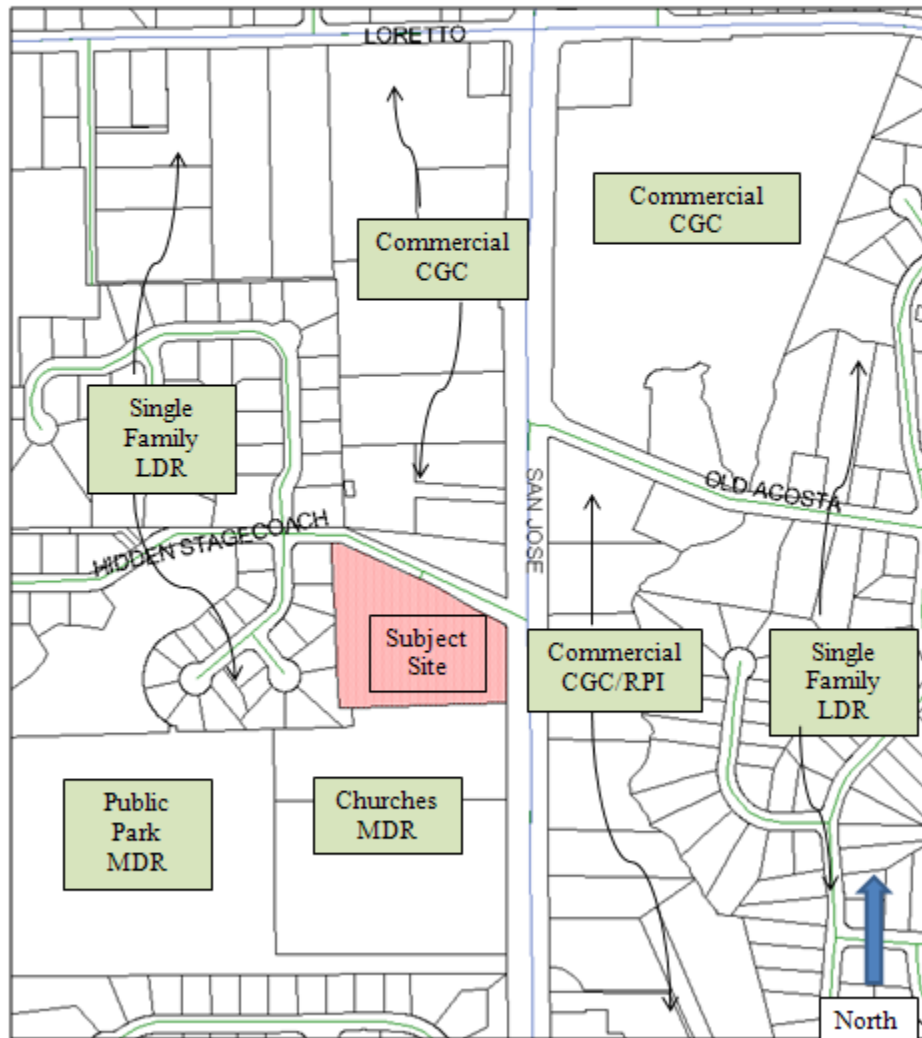
RECOMMENDATION

The Planning and Development Department recommends **APPROVAL** of this application based on its consistency with the 2030 Comprehensive Plan, Strategic Regional Plan and State Comprehensive Plan.

ATTACHMENT A

Existing Land Utilization:

FIELD MAP 2013C-035 000 San Jose Blvd



ATTACHMENT B

Traffic Analysis:

Council District: 6

Table A

Generation Estimation

Section 1

Existing Development	Number of Acres	ITE Land Use Code	Existing Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips	Less Internal Trips	Less Pass-By Trips	Net New Daily Trip Ends
Undeveloped	3.76								
Total Section 1									0

Section 2

Current Land Use	Number of Acres	ITE Land Use Code	Potential Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips	Less Internal Trips	Less Pass-By Trips	Net New Daily Trip Ends
RPI / PUD	3.76	710	81,893	1,000 SF OF GFA	$\ln(T) = 0.76(X) + 3.68 / 1000$	1,128	0.00%	0.00%	1,128
Total Section 2									1,128


Section 3

Proposed Land Use	Number of Acres	ITE Land Use Code	Potential Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips PM/Daily	Less Internal Trips	Less Pass-By Trips	Net New Daily Trip Ends
NC / PUD	3.76	814	73,704	1,000 SF OF GLA	$T = 64.03 (X) / 1000$	4,719	0.00%	15.00%	4,011
Total Section 3									4,011
*Net New Trips = Section 3 - Section 2 - Section 1									2,883

Source: Trip Generation Manual, 9th Edition, Institute of Engineers

ATTACHMENT C

Land Use Amendment Application:

		APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN	
Date Submitted:	10/31/13	Date Staff Report is Available to Public:	02-21-2014
Land Use Adoption Ordinance #:		1st City Council Public Hearing:	02-25-2014
Rezoning Ordinance #:		Planning Commission's LPA Public Hearing:	02-27-2014
JPDD Application #:	2013C-035	LUZ Committee's Public Hearing:	03-04-2014
Assigned Planner:	Jody McDaniel	2nd City Council Public Hearing:	03-11-2014
<u>GENERAL INFORMATION ON APPLICANT & OWNER</u>			
Applicant Information: ROBERT WALPOLE CAUSSEUX, HEWETT & WALPOLE, INC 132 NW 76TH DRIVE GAINESVILLE, FL 32607 Ph: (904) 331-1976 Fax: (904) 331-2476 Email: WALPOLE@CHW-INC.COM		Owner Information: RAKESH PATEL NIYANI LLC 11583 SUMMER HAVEN BOULEVARD JACKSONVILLE, FL 32258 Ph: (904) 880-1660 Fax: (904) 880-1606	
<u>DESCRIPTION OF PROPERTY</u>			
Acreage:	3.76	General Location:	SOUTHWEST CORNER OF HIDDEN STAGECOACH ROAD AND SAN JOSE BOULEVARD
Real Estate #(s):	158883 0000	Address:	0000 SAN JOSE BLVD
Planning District:	3		
Council District:	6		
Development Area:	URBAN AREA		
Between Streets/Major Features:	LORETTO ROAD and ORANG PICKER ROAD		
<u>LAND USE AMENDMENT REQUEST INFORMATION</u>			
Current Utilization of Property: UNDEVELOPED			
Current Land Use Category/Categories and Acreage: RPI 3.76			
Requested Land Use Category: NC		Surrounding Land Use Categories: MDR	
Justification for Land Use Amendment: THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT (SS-CPA) PROPOSES CHANGING THE FUTURE LAND USE DESIGNATION OF AN UNDEVELOPED 3.76-ACRE PARCEL FROM RESIDENTIAL PROFESSIONAL INSTITUTIONAL (RPI) TO NEIGHBORHOOD COMMERCIAL (NC). THE SITE IS LOCATED ON THE WEST SIDE OF SAN JOSE BOULEVARD, AT THE INTERSECTION OF SAN JOSE BOULEVARD AND HIDDEN STAGECOACH ROAD. THE SITE IS LOCATED BETWEEN COMMUNITY GENERAL COMMERCIAL (CGC) LAND USE TO THE NORTH AND RESIDENTIAL MEDIUM DENSITY (RMD) LAND USE TO THE SOUTH.			
<u>UTILITIES</u>			
Potable Water: JEA		Sanitary Sewer: JEA	
<u>COMPANION REZONING REQUEST INFORMATION</u>			
Current Zoning District(s) and Acreage: PUD 3.76			
Requested Zoning District: PUD			
Additional information is available at 904-255-7888 or on the web at http://maps.coj.net/luzap/			